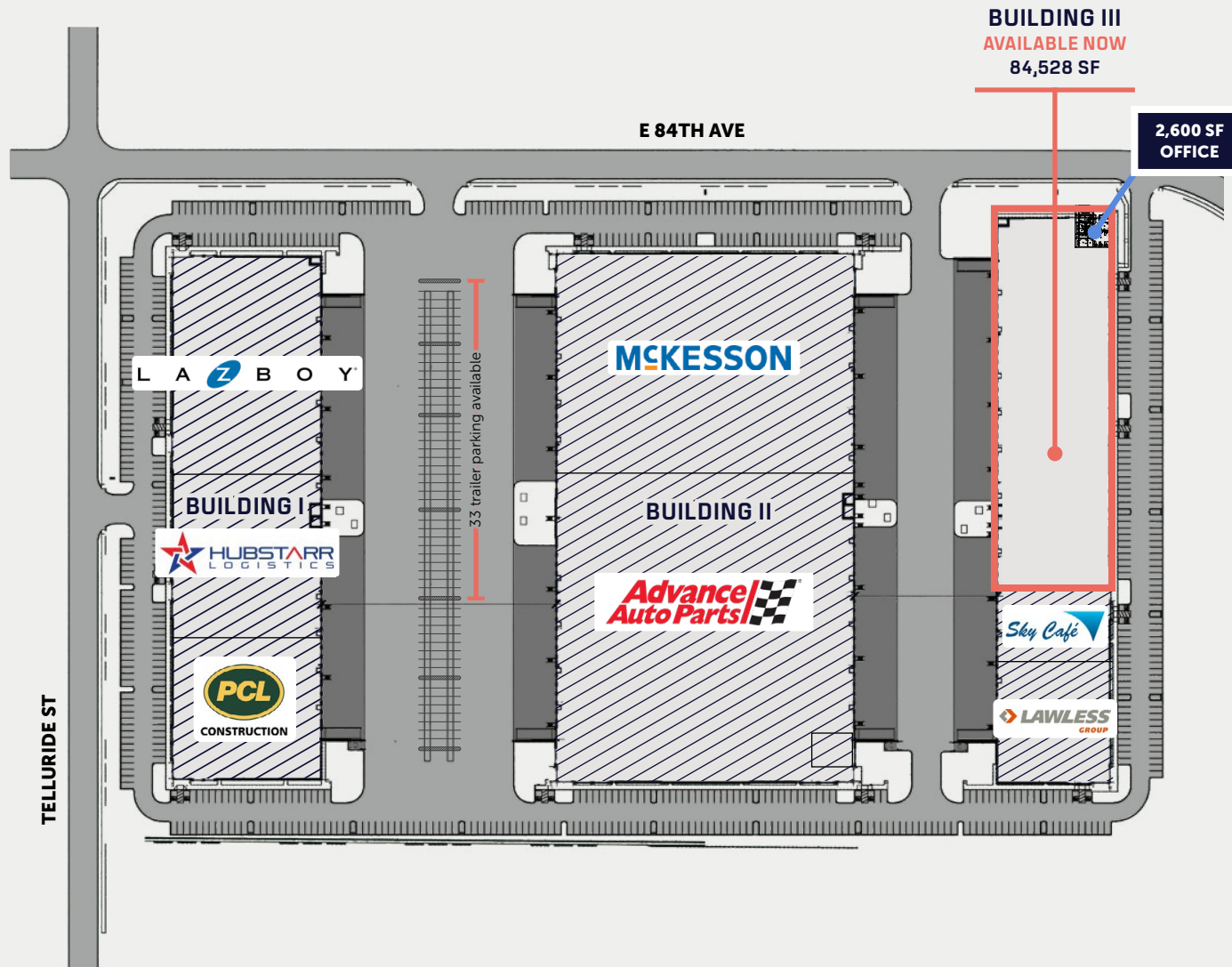


Ascent Commerce Center

CLASS A INDUSTRIAL PARK LOCATED IN COMMERCE CITY, CO

16,640 - 84,528 SF spaces available now





BUILDING III
AVAILABLE NOW
 84,528 SF

2,600 SF OFFICE

Building III

AVAILABLE NOW

84,528 SF AVAILABLE
 Available for Immediate Occupancy

WATER & SEWER

South Adams County

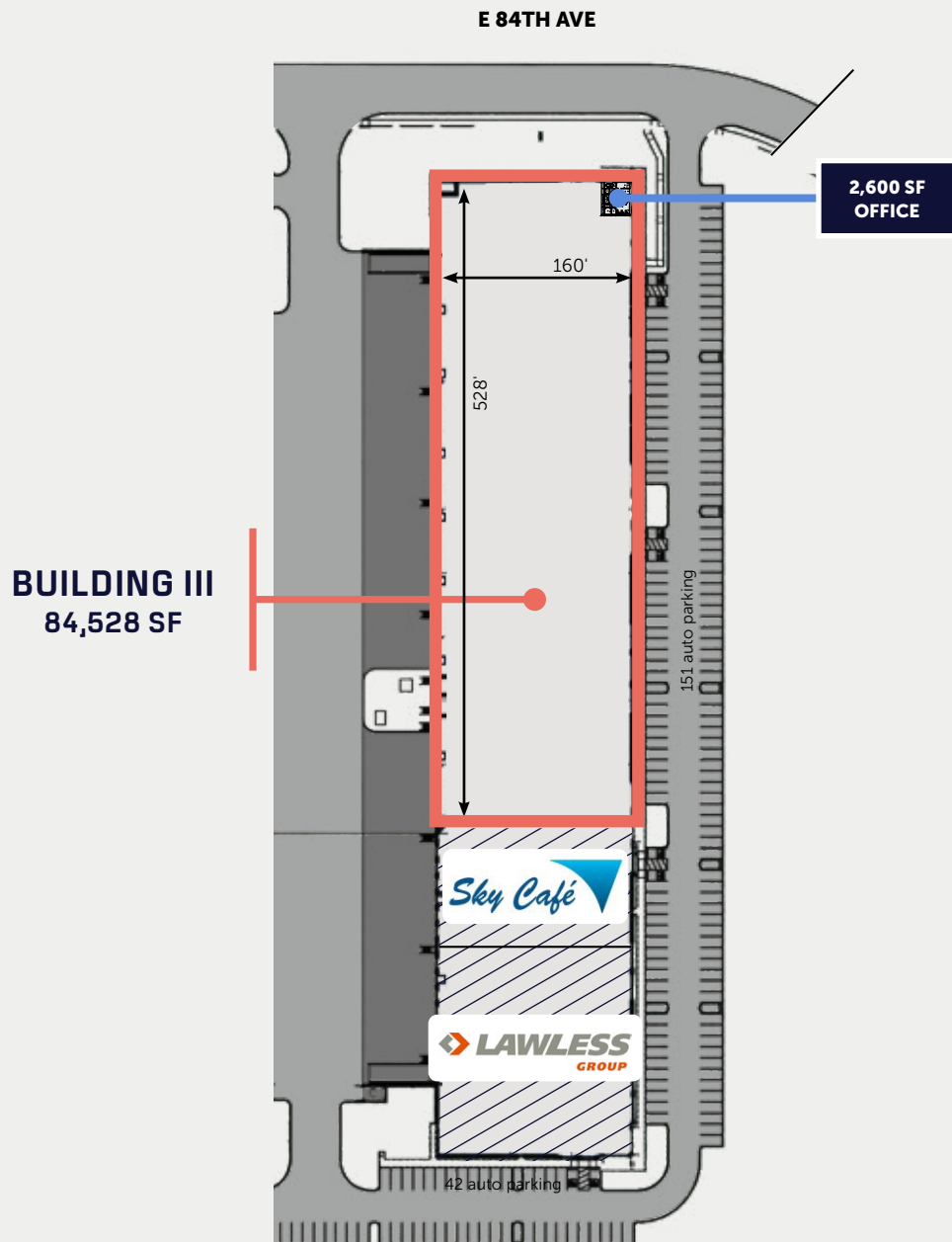
ELECTRIC

United Power

GAS

Xcel Energy

AVAILABLE NOW

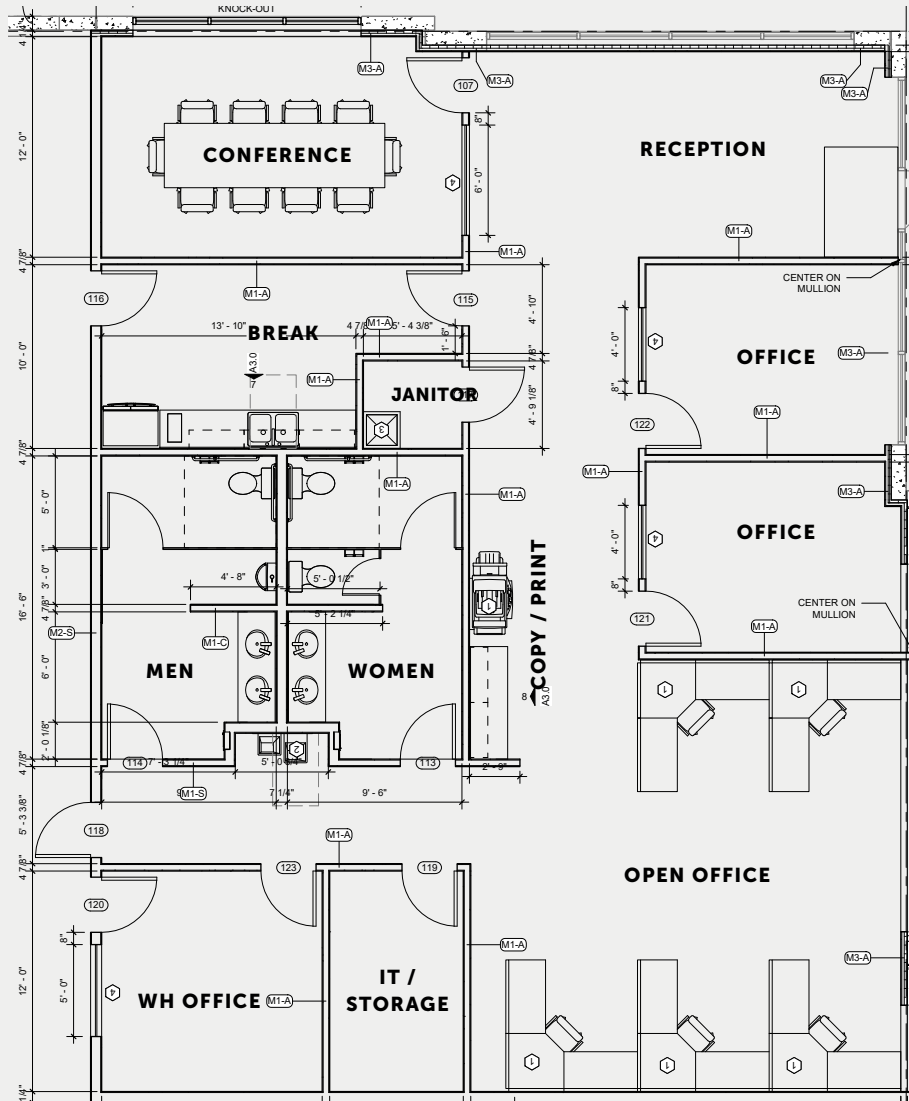


84,528 SF AVAILABLE

- 16,640 SF min. divisibility
- 2,600 SF office area
- 104 auto parking available
- up to 33 trailer parking available
- 32' clear height
- 27 docks (8 levelers)
- 1 drive-in door (12' x 14')
- 50' x 52' column spacing (60' speed bay)
- 6" thick unreinforced slab
- 1,200-amp 480/277v power service
- ESFR sprinkler system



OFFICE AREA



2,600 SF
office area



A

ACCESS & LABOR

Ascent Commerce Center is a Class A industrial and logistics park comprised of **three buildings**. Strategically located within Nexus at DIA, the park is just **6.6 miles from the Denver International Airport** and **1.5 miles from the E470 interchange**.

- Located in Commerce City, Colorado, **Airport Submarket of Denver**
- <1 mile to Pena Blvd
- **1.5 miles to E470**
- 6.6 miles to Denver International Airport
- 10.5 miles to I-76
- 13 miles to I-225 Corridor
- 19 miles to downtown Denver
- **Planned Unit Development (PUD) zoning**
- Ideal configuration for bulk distribution and local and regional distribution
- Close proximity to sizeable workforce and public transportation

Buildings available now
for **immediate occupancy**.





Ascent Commerce Center

ASCENTCOMMERCECENTER.COM

COURTNEY SCHNEIDER
Vice President, Market Officer, Ambrose
cschneider@ambrosepg.com | 303.550.2154

BRYAN FRY, SIOR
Senior Director, Cushman & Wakefield
bryan.fry@cushwake.com | 303.312.4221

DREW MCMANUS, SIOR
Vice Chairman, Cushman & Wakefield
drew.mcmanus@cushwake.com | 303.810.8633

RYAN SEARLE, SIOR
Senior Director, Cushman & Wakefield
ryan.searle@cushwake.com | 720.260.5859